

## City Council Meeting

December 1, 2022

Victor, ID

Victor City Council met in special session in the Council Chambers in City Hall at 138 N Main Street at 10:00 A.M. Upon roll call the following were found to be present:

Mayor & Council: Will Frohlich, Emily Sustick, Amy Ross and Sue Muncaster. Stacy Hulsing was absent.

Staff: Herb Heimerl, Jeremy Besbris, Jasmine Griffin, Kim Kolner, Nate Beard, Troy Butzlaff and Michelle Smith.

Mayor made a motion to amend the agenda to move the Public Hearing & Action Items ahead of the Works Session Items. Councilwoman Sustick so moved, and Councilwoman Muncaster seconded. The vote showed all in favor. The motion carried.

**Public Hearing & Action Items.**

**Consideration of an offer for 32 Elm and 52 Fir Street.** Jeremy Besbris made staff comment regarding a offer that was submitted to the city for the **Purchase Price:** \$1.285M cash (no financing contingency) and reviewed the terms that were submitted the be: Earnest Money: \$50k, Inspection / Due Diligence Period: 20 business days. Leaseback: \$3,750/mo first 12 months after closing; \$5k/mo thereafter up to an additional 18 months. No early termination penalty; does not include cinder block building; City pays property taxes, insurance, building and property maintenance, snowplowing, and utilities. Existing improvements: City has option to remove improvements for up to 30 months after closing. Any improvements remaining after 36 months following closing shall be either leased or occupied by buyer. Rezone: Contingent upon re-zone within 8 months (may be extended with written agreement between the parties). Duration: Closing within 7 days of approval of rezone. A general consensus was made for supportive of this offer.

A Resolution was made to enter an agreement for the purchase and sale of 32 Elm/52 Fir upon terms no less favorable those presented to council and as negotiated by Mayor and approved by the City Attorney. Councilwoman Muncaster so moved, and Councilwoman Ross seconded. Mayor Frohlich called for a roll call. Councilwoman Sustick- In Favor, Councilwoman Ross- In Favor, Councilwoman Muncaster- In Favor. The motion carried

**Work Session.****Responses to the Sherman Park Affordable and Workforce Housing Project Request for Qualifications.**

Jess and John Vance, representing Northwest Real Estate Capital Corp, made public comment reviewing the qualifications and relevant experience for their company, reviewed the potential community amenities along south agate frontage: 3- story mulit-family building, and along the south baseline frontage: more townhome options, reviewed the financial strategy and capacity sources and options. Discussion regarding the current AMI Rent rates and reviewed the long-term owner/developer/manager commitment to Teton Valley. Public comment was opened. Public comment was closed.

Peter Snavely and Freddie Botur, representing Snavely Group, made public comment reviewing the qualifications and relevant experience their company can offer for a victor-centric solution, reviewed 3-different site studies showing: childcare and amenity buildings, residential buildings, and townhomes; and reviewed the financial and rate AMI options. Discussion regarding the targeted AMI's and the market rate. Public comment was opened. Kim Barris would like to recommend Snavely group for this project. Public comment was closed.

Further discussion between council was made regarding zoning district options, possible code amendments, and parking regulations through the planning department review and industry standards, possible mix of AMI's. Amy is in support of Northwest Real Estate Capital, Mayor- is in support of Snavely, Sue- is in support of Snavely, and Emily wants to explore both again through the housing authority, and the possibility of a joint partnership. The Joint Housing Authority will make the final decision at their next meeting.

**Adjourn.** A motion was made by Councilwoman Ross and seconded by Councilwoman Sustick to adjourn the meeting. Mayor Frohlich called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 1:13 P.M.

City of Victor


  
 Will Frohlich, Mayor

ATTEST:



Michelle Smith, City Clerk

Minutes: MS 12012022

